

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT FOR AN ASSISTED LIVING (SOBER LIVING) FACILITY FOR THE PROPERTY LOCATED AT 2419 N PROSPECT AVENUE (PARCEL IDENTIFICATION NO. 14-34-327-009), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class C-N (Neighborhood Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an Assisted Living (Sober Living) Facility under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on September 3, 2020, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That a Special Use for an Assisted Living (Sober Living) Facility is hereby approved for the following described property:

Lot 7 in Block 15 in EDWARD ADDITION to Table Grove, lying and being in the City of Peoria, situated in Peoria County, Illinois.

Said Ordinance is hereby approved per the following conditions and waiver:

1. Occupancy is limited to a total of 7 occupants (up to six residents and one staff resident).
2. Use must comply with Building and Fire Safety Codes as adopted by the City of Peoria. Architectural drawings, including life safety plan are required.
3. All off-street parking must be on a hard, all weather surface, not gravel.
4. If a dumpster is needed, it must be screened from view of adjacent residential uses and the public right of way.
5. Waiver from landscaping and transitional bufferyard requirements
6. If the special use is not in place and in active use within 6 months from the date of granting, then, without further action by the Planning and Zoning Commission and the City Council, the special use, or authorization thereof, shall be null and void.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-N (Neighborhood Commercial) District shall remain applicable to the above-described premises,

with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

_____ DAY _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel